

Industrial Space for Lease

211 WETMORE AVE SE, MASSILLON, OHIO 44646



Overview

Heavy industrial infrastructure built for users who requiring heavy power, high clear height, excess storage space, and crane capacity. Located just off Route 21 in Massillon, 211 Wetmore offers up to 43,660SF of industrial space with high clear heights, and multiple drive-in access points, making it ideal for manufacturing, fabrication, or large-scale storage users. The building is currently configured into an office and 2 bays, allowing flexibility for both single users and multi-tenant occupancy. With existing office build-out and heavy power already in place, tenants can step into a plug-and-play industrial environment without major upfront capital. At \$5.00/SF Gross, this is a stable cost, high-capability facility in a market with limited true heavy industrial inventory.

Reach out to Cole Kroneker to tour.

Highlights

- 2 Drive-ins, Additional Loading Dock and Drive-ins can be built
- Excellent Condition Office Space
- Ample employee surface parking & outdoor storage space
- Flexible configuration for single or multi-tenant users
- Heavy power (208-480V 3-phase)

Property Details

Lease Rate

- \$5.00 SF (Gross)

Space Available

- 6,700-43,660 SF

Zoning

- I - Industrial

Rev: July 21, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker

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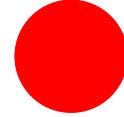
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DEMOGRAPHICS



45,455
Population



42.7
Median Age



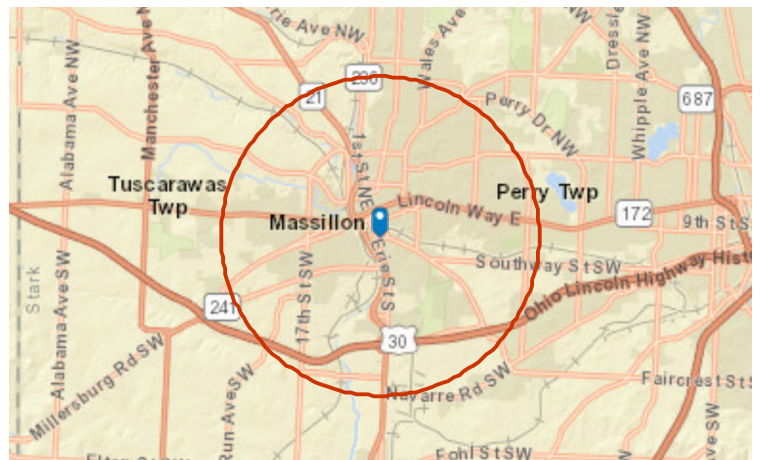
Average
Household Size



\$60,720
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Rawson Ave SE	3,647	0.1
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Highland Ave SE	2,673	0.1
Penn Ave SE	6,800	0.1
Wetmore Ave SE	2,700	0.2



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